IN RE: FETITION FOR SPECIAL HEARING * BEFORE THE

E/S Rolling, 921' NW of the
c/l of Rolling Road and * ZetonG COMMISSIONER

Logwood Road
2nd Election District * OF BALTIMORE COUNTY
2nd Councilmanic District
* CASE # 89-497-SPH

Legal Owner:
Anna T. Wachter, et al *

Contract Purchaser:

Dogwood Associat∈

Potitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a Special Hearing to approve a use permit to utilize a D.R. zoned portion of the subject property for parking, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Dogwood Associates, by John B. Colvin, represented by Slephen J. Nolan, Esquire and Newton A. Williams, Esquire, appeared and testified. Also appearing on behalf of the Petitioners were David S. Thaler, a professional engineer and Bernard Willemain, a zoning and land use consultant. There were no Protestants.

Testimony indicated that the subject property located on the northeast corner of Rolling Road and Dogwood Road, is split zoned D.R.5.5 and B.L. consisting of approximately 12.07 acres +/-. The northwesternmost portion of the subject property is zoned D.R.5.5, consisting of approximately 1.5 acres +/-. The Petitioners have proposed, and received CRG approval on February 2, 1989, for the construction of a neighborhood shopping center on the B.L. portion of the property consisting of a supermarket and retail strip as more particularly described on Petitioners' Exhibit 1. In conjunction with the shopping center, the Petitioners are desirous of utilizing the aforementioned 1.5 acre +/- parcel, zoned D.R.5.5, as a parking facility for the adjacent supermarket.

Property include the Rockfields Community, a townhouse community located on the east, northeast and partially to the north sides of the subject property, zoned D.R.5.5, the Shrine of Our Lady of Perpetual Help Woodlawn Church, Rectory and John Paul Regional Schoot, located on the east and south side of the subject property and the Emmarts United Methodist Church, located at the northwest corner of North Rolling Road and Dogwood

Mr. Colvin testified that the shopping center and parking facility will be managed and maintained by the Dogwood Associates Ltd. Partnership. He stated that the proposed parking area will service the customers patronizing the grocery store, and that the facility will be in operation seven days per week. Mr. Colvin also testified that, pursuant to the "Agreement", marked Petitioners' Exhibit 2, trash receptacles, which will be of the compactor type, will be placed in the rear of the supermarket in the northeastern portion of the property and will be screened by an appropriate plant or fence screen on two sides.

Mr. Thaler testified that the proposed parking area will provide a vegetative buffer on the north and west side of the shopping center. Additionally, Mr Thaler testified that the proposed parking area will be contiguous to the supermarket, that only passenger vehicles, excluding buses, will be permitted to use the parking facility and no loading, service, or any use other than parking shall be permitted in the proposed parking area. Mr. Thaler testified that the proposed parking facility will otherwise comply with all of the conditions of Section 409.8.8.2 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Mr. Thaler stated that, in his opinion, the proposed parking area and landscaping will have a positive impact on the community. The topography of the parking area is significantly lower than that of the adjacent residential property which will provide a natural buffer against adverse parking lot light diffusion. The proposed landscaping will provide a vegetative buffer between the properties north and west of the shopping center. Additionally, Mr. Thaler testified that the proposed parking lot facility will not have an adverse impact upon the health, safety or general welfare of the community, and that the requirements of Section 502.1 of the B.C.Z.R. will be met.

Mr. Willemain testified that he has been personally familiar with the subject lite since the 1940s, and that he visited same prior to the hearing. He stated that, in his opinion, the proposed parking lot will not have an adverse impact upon the health, safety and general welfare of the community and that, in his opinion, the requirements of Section 502.1 of the B.C.Z.R. will be met.

Zone, pursuant to the issuance of a use permit, subject to the requirements of Section 409.B.2. The burden is on the Petitioner to adduce testimony and evidence which demonstrates that the proposed use meets the requirements set forth in Section 409.B.2. Testimony and evidence presented established that the proposed parking facility will be adjacent to the supermarket, will only be utilized as a parking facility for passenger vehicles (excluding buses) and that no loading, service or any use other than parking will be conducted in this area. In view of the testimony and evidence presented, it is the Zoning Commissioner's opinion that the proposed construction, use and maintenance of the subject parking

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which would show that the proposal decretive proposal to the proposal decretive decretive decretive proposal decretive d

The proposed use will not be detrimental to the health, but ty or general welfare of the locality, nor tend to create compastion in many, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be incompleted with the spirit and intent of the B.C.Z.R.

Pursuant to the advertising, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested Special Rearing should be granted.

County this Aday of Aday of Aday of Aday of Aday of Aday of Aday, 1989 that a use permit for parking in a residential zone, in accordance with Petitioner's Exhibit 1, be and the same is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original

Coning Commissioner for Baltimore County

JRH::mmn cc: Peoples Counsel

Mr. David S. Thaler, P.E., 11 Warren Road, Baltimore, Md. 21208
Mr. John B. Colvin, 124 Slade Avenue, Baltimore, Md. 21208
Mr. Bernard Willemain, Dulaney Valley Road, Phoenix, Md. 21131
Stephen J. Nolan, Esquire, Newton A. Williams, Esquire
Nolan, Plumhoff and Williams, Suite 700, Court Towers, 210 W.
Pennsylvania Avenue, Towson, Maryland 21204-5340

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

July 21, 1989



Stephen J. Nolan, Esquire Newton A. Williams, Esquire Nolan, Plumhoff and Williams Suite 700, Court Towers 210 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Petition for Special Hearing
Case #89-497-SPH
Legal Owner: Anna T. Wachter, et al,
Contract Purchaser: Dogwood Associates, Petitioners

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been Granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Jery truly yours,

J. Robert Haines

Zoning Commissioner

JRH:mmn att. cc: Peoples Counsel

cc: Mr. David S. Thaler, P.E., 11 Warren Road, Baltimore, Md. 21208 Mr. John B. Colvin, 124 Slade Avenue, Baltimore, Md. 21208 Mr. Bernard Willemain, 12605 Dulaney Valley Road, Phoenix, Md. PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-497-5814

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and or Deputy Zoning Commissioner should approve a use permit for parking in a residential zone

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition Legal Owner(s): Contract Purchaser: nid Anna T. Wachter Dogwood Associates, A Maryland Limited (Type or Print Name) (Type or Print Name) Partnership 16anne A. lunchur Signature Signature George H. Von Paris 124 Slade Avenue (Type or Print Name) Mille H. 12m Jour Pikesville, Maryland 21208 Mary N. Von Paris City and State Attorney for Petitioner: 2323 and 2325 N. Rolling Road Stephen J. Nolan, Esquire Newton A. Nolan, Esquire Baltimore County, Maryland 21207 City and State

Signature

1105 Hampton Plaza; 300 E. Joppa Road

Address

Name, address and phone number of legal owner, contract purchaser or representative to be contacted Stephen J. Nolan, Esquire

Newton A. Williams, Esquire

Name

Attorney's Telephone No.: 823-7800

1105 Hampton Plaza, 300 E. Johna Road
Phone No.
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this day

Z ming Commissioner of Baltimore County.

I We do solemnly declare and affirm,

February 6, 1989

A DESCRIPTION OF PARCEL "A" AT THE NORTHWEST

CORNER OF DOGWOOD ASSOCIATES PROPERTY

SECOND ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the existing eastern Right-Of-Way line of Rolling Road (33' wide), said point being situated approximately 921 feet Northwest from the intersection of the center lines of Rolling Road and Dogwood Road; thence the following four courses & distances:

North 02° 57′29" West 200.00′
 North 87° 02′ 31" East 313.50′
 South 02° 57′29" East 200.00′
 South 87° 02′31" West 313.50′

to the point of beginning.

Containing 1.44 acres of land more or less.



.

Linmarts United Methodist Church Dogwood and Rolling Roads 7100 Dogwood Road Maltimore, Maryland 21207

Telephone 944-1131

7110 Dogwood Road Telephone: 298-6330

June 5, 1989

Robert Haines, Esq. Baltimere County Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines,

Representatives of Emma⁺⁺ United Methodist Church met with Degwood

Representatives of Emma⁺⁺ United Methodist Church met with Degwood

Associates regarding the de eloping of Dogwood Station (Case Number 89-497-SPH)

And the changes indicated by Emmarts Church had been made to our satisfaction.

An agreement stating the changes was signed by Emmarts Church, Our Lady of

Perpetual Help and Rockfield Association with Dogwood Associates.

Claure L. Fiedler, Pastor

CERTIFICATE OF FUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement

was published in the NORTHWEST STAR, a weekly

County, Maryland before the 18th day of

THE NORTHWEST STAR

Cost of Advertisement 32160

20 A 12530

174h day of Mag .19 +7

______cay of ______,19____

newspaper published in Pikesville, Baltimore

the first publication appearing on the

the second publication appearing on the

the third publication appearing on the

MAR OTHE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

89-497-5PH

Petitioner: ana Ti ochter owner - Contract purchen Dogwood Concenter
Location of property: E/Sof Rolling Road , 921 NW of Dogwood Road

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesamake Avance in Towers Mandard 21204 enue in Towson, Maryland 21204 as follows:
Petition for Special Hearing
Case No.: 89-497-SPH
E'S of Rolling, 921' NW of c/
1 of Rolling & Dogwood Roads
2nd Electron District
2nd Councilmanic Legal Owner(s): Anna T. Wachter, et al

Hearing Date: Thursday, June 8, 1989 at 2:00 p.m. Special Hearing: A use permit for parlung in a residential zone. In the event that this Petition is granted, a building permit may be appeal period. The Zoning Com-missioner will, however, entertain any request for a stay of the isperiod for good cause shown. Such request must be in writing and received in this cifice by the presented at the hearing. J. ROBERT HAINES

NOLAN, PLUMHOFF & WILLIAMS.

CHARTERED

TOWSON, MD., $m_{2g} = 22$, 1989 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on my 18, 19 29.

THE JEFFERSONIAN,

PO 12529 162 H1 28975 C2 89-497-587 pice \$ 37 43

B.Jtimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

Date: 5/25/87

Dogwood Associates 124 Slade Avenue Pikesville, Maryland 21208

J. Robert Haines

Re: Petition for Special Hearing CASE NUMBER: 89-497-5PH E/S of Rolling, 921 www of c/l of Rolling & Dogwood Roads

2nd Election District - 2nd Councilmanic Legal Owner(s): Anna I. Wachter, et al Contract Purchaser(s): Dogwood Associates HEARING SCHEDULED: THURSDAY, JUNE 8, 1969 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

The second and the sign and post set(s), there BALTIMORE COUNTY, MARYLAND r each set not OFFICE OF FINANCE REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT FOR: 1-1- 610/1/1/201 29-47/11

VALIDATION OR SIGNATURE OF CASHIER

89-497-5PH

Petitioner's Stephen J. Nolan

Petitioner

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

13th day of ______ 3pril , 19⁷³.

Anna T. Wachter, et al Received by:

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Chairman, Zoning Plans

Advisory Committee

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines

Dennis F. Rasmussen

May 3, 1989



Dennis F. Rasmussen

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

NOTICE OF HEARING

Petition for Special Hearing CASE NUMBER: 89-497-5PH E/S of Rolling, 921' NW of c/l of Rolling & Dogwood Roads 2nd Election District - 2nd Councilmanic Legal Gwner(s): Anna T. Wachter, et al Contract Purchaser(s): Dogwood Associates HEARING SCHEDULED: THURSDAY, JUNE 8, 1989 at 2:00 p.m.

Special Hearing: A use permit for parking in a residential zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES

Zoning Commissioner of Baltimore County cc: Anna . Wachter, et al

Dogwood Associates

Newton A. Williams, Esq.

THIS AGREEMENT made this 12th day of May

, 1989, by and between DOGWOOD ASSOCIATES, a Maryland Limited HELP WOODLAWN, A Roman Catholic Congregation, Inc., a Bedy UNITED METHODIST CHURCH (Emmarts), party of the fourth part.

TY OFFICE BLDG.
W. Chasapeake Ave.
con, Maryland 21204

llic Engineering e Roads Commission

Prevention ith Department ding Department d of Education ng Administration

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 18, 1989

Stephen J. Nolan, Esquire Nolan, Plumboff & Williams, Chartered 1105 Hampton Plaza 300 E. Joppa Road Towson, MD 21204

> RE: Item No. 401, Case No. 89-497-SPH Petitioner: Anna T. Wachter, et al Petition for Special Hearing

Dear Mr. Nolan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Flanning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a Learing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, APPENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3191.

> Very truly yours, Comment E. N. yer/ per

Chairman Zoning Plans Advisory Committee

Enclosures

cc: Dogwood Associates 124 Slade Avenue Pikesville, MD 21208

Abba T. Wachter 2321 N. Rolling Road Baltimore, MD 21207

Partnership (Dogwood), party of the first part, and ROCKFIELDS COMMUNITY ASSOCIATION, INC., a Body Corporate (Rockfields), party of the second part, and SHRINE OF OUR LADY OF PERPETUAL Corporate, (Our Lady), party of the third part, and EMMARTS

WHEREAS, Dogwood Associates is the owner, and approved C.R.G. applicant, and prospective applicant for a use permit for parking in a residential zone for part of an 11.96 acre property, (B.L. 10.61 acres) and two (2) D.R.5.5 zoned properties, namely Von Paris/Wachter properties (the proposed parking use permit properties) of 1.46 acres, located at the northeast corner of Dogwood Road and North Rolling Road in the Second Councilmanic District of Baltimore County, the said property being hereinafter called collectively Dogwood; and

WHEREAS, the said Dogwood Station, a proposed neighborhood shopping center, which was approved at a CRG on February 2, 1989, contains in the B.L. zoned portion approximately 10.61 acres, the owner of the said property being Dogwood Associates, pursuant to a deed recorded among the Land Records of Baltimore County at Liber 6887, Folio 155; and

PETTO INS

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

April 21, 1989



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, MD 21204

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 399, 400, 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 412 and

Very truly yours,

Traffic Engineer Assoc. II

C EDWARD JONES

RICHARD O BERNOT

THOMAS B LEWIS

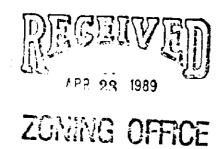
BONNIE A TRAVIESO

CHRISTOPHER J. FR:TZ DAV DE RADERMAN NIAL SCHULTZ EILEEN U WEINER MICHAEL W SKOUEC

KATHRYN KELLEY HOSK NE

KEVING, DAVIDSON ELEEN M LUNGA

THOMAS N. B. DO-SON, UR MICHAEL U TRAVIÉSO ROBERT RIKERN, UR



LAW OFFICES GALLAGHER, EVELIUS & JONES PARK CHARLES 218 NORTH CHARLES STREET BALTIMORE, MD 21201 TELEPHONE (304 727 7702 TELECOPIER (30), 837-3079

20NING OFFICE

Zoning Commission of Baltimore County Office of Planning and Zoning County office 111 W. Chesapeake Avenue Towson, Maryland 21204

> Re: Case No: 89-497-SPH --- E/S of Rolling, 921' NW of c/l of Rolling & Dogwood Roads 2nd Election District - 2nd Councilmanic District

Gentlemen:

Our office represents the Roman Catholic Archdiocese and its related parishes including the Shrine of Our Lady of Perpetual Help, Woodlawn. This parish is located in close proximity to the property which is the subject of the above Petition for a Special Hearing. The parish is supportive of the request to permit parking on the property in a residential zone, since the parking will serve a community shopping center. In light of our position, the parish asks that you approve the request.

> Very truly yours, Robert R. Kern, Jr.

RRK:pal/0431

cc: Rev. G. Michael Schleupner Rev. W. Frances Malooly Richard O. Berndt, Esquire Rev. Russell LaPorta

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL 4/12/87 DITECTION AND RESOURCE MANAGEMENT Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Zoning Item # 401, Zoning Advisory Committee Meeting of April 11, 1989

Property Owner: Arna T. Wachter, George H. Van Paris, Mary M. Van Paris

Location: Els Relling Rd., 921' NW of contentine of Relling Rd. District: 2

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS: (Prior to approval of a Building Permit for construction, removation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval. Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins. () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more. () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Eureau of Regional Community Services, 687-6500 x 315. () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment. Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestoes, 887-3775. () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745. () Soil percolation tests, have been ____, must be ____, conducted. Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required. () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

Fire Department Towson, Me vland 21204-2586 494-4500 Paul H. Reincke J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204 Re: Property Owner: Contract: Dogwood Associates Dennis F. Rasmussen Leagal Owner: Anna T. Wachter, George H. Von Paris & Mary M. Von Paris Location: E/S of Rolling Road, 921' NW of the centerline of Rolling Rd. Item No.: 401 Zoning Agenda: 4/11/89 Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department () 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," edition prior to occupancy. () 6. Site plans are approved, as drawn. (X) 7. The Fire Prevention Bureau has no comments at this time. Special Inspection Division () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

Baltimore County

PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY 11 WARREN RD. DAVIDS THALER PE. BALTIMORE, MD. 21208 124 Class Ave Balto Me 21200 Newton a. Williams 1105 Hampton Plaga, 21204, 823-7806

17 5000 ZONING OFFICE

Honorable J. Robert Haines Baltimore County Zoning Commissioner County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Rockfields Community Assoc., Inc.

Baltimore, Maryland 21228

P. O. Box 9411

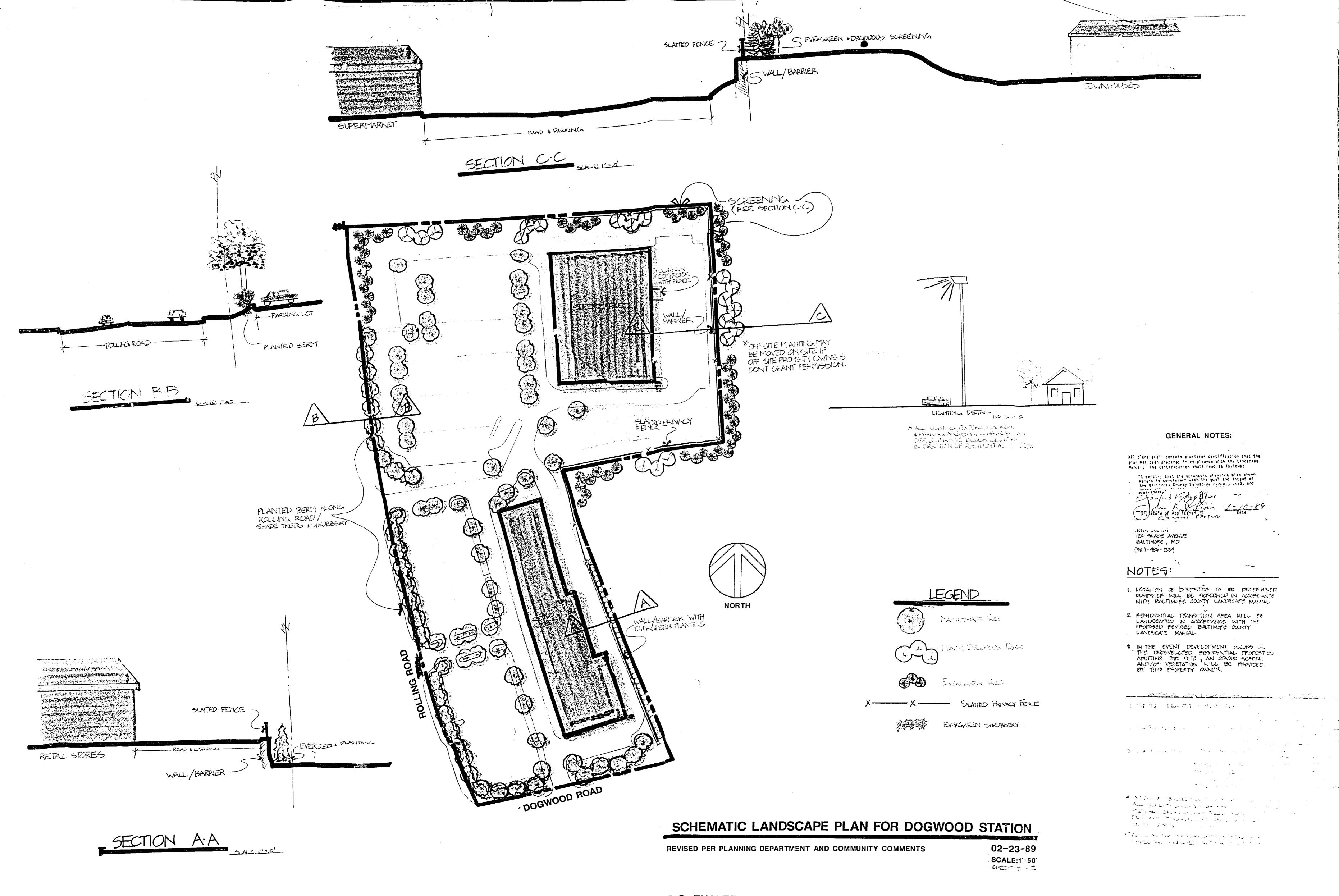
RE: Dogwood Associates Case No. 89-497-SPH Hearing Date: 6/8/89

Dear Commissioner Haines:

Rockfields Community Association, Inc., representatives of a townhouse community which adjoins the proposed Dogwood Station shopping center, hereby informs the Zoning Commissioner that it does not oppose the requested use permit for parking in this case, and further urges the Zoning Commissioner to grant the petitioner's request.

POCKFIELDS COMMUNITY ASSOCIATION, INC.

cc: Newton A. Williams, Esquire



D.S. THALER & ASSOCIATES, INC. 11 WARREN ROAD BALTIMORE, MD. 21208 (301) 484-4100

